

Asheville Region Weekly Market Activity Report

A research tool provided by the Canopy Realtor® Association

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For Week Ending October 3, 2026

Data current as of October 12, 2026

Newly pending sales fell 8.5% from a year earlier in September and 11.2% from August, according to Zillow's September Market Report. Zillow's count of closed sales was 319,346, down 2.5% from a year earlier and 5.6% from August. The typical U.S. home value was \$366,913, up 1% from a year ago, while a typical mortgage payment of \$1,922 was 6.7% higher than last year, assuming a 20% down payment and excluding taxes and insurance. With 1.39 million homes for sale, 2.5% more than a year ago, and price cuts on 27.4% of listings, buyers still in the market have more room to negotiate.

In the Asheville region, for the week ending October 3:

- New Listings decreased 1.2% to 338
- Pending Sales decreased 1.9% to 204
- Inventory increased 4.8% to 5,549

For the month of September:

- Median Sales Price increased 5.0% to \$420,000
- List to Close decreased 0.9% to 113
- Percent of Original List Price Received increased 0.8% to 92.5%
- Months Supply of Homes for Sale decreased 4.5% to 6.4

Quick Facts

- 1.2%	- 1.9%	+ 4.8%
Change in New Listings	Change in Pending Sales	Change in Inventory

The Asheville Region report includes Burke, Buncombe, Haywood, Henderson, Jackson, Madison, McDowell, Mitchell, Polk, Rutherford, Swain, Transylvania, Yancey counties. Comprised of single-family properties, townhomes and condominiums combined. Data is refreshed regularly to capture changes in market activity. Figures shown may be different than previously reported. Percent changes are calculated using rounded figures.

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Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

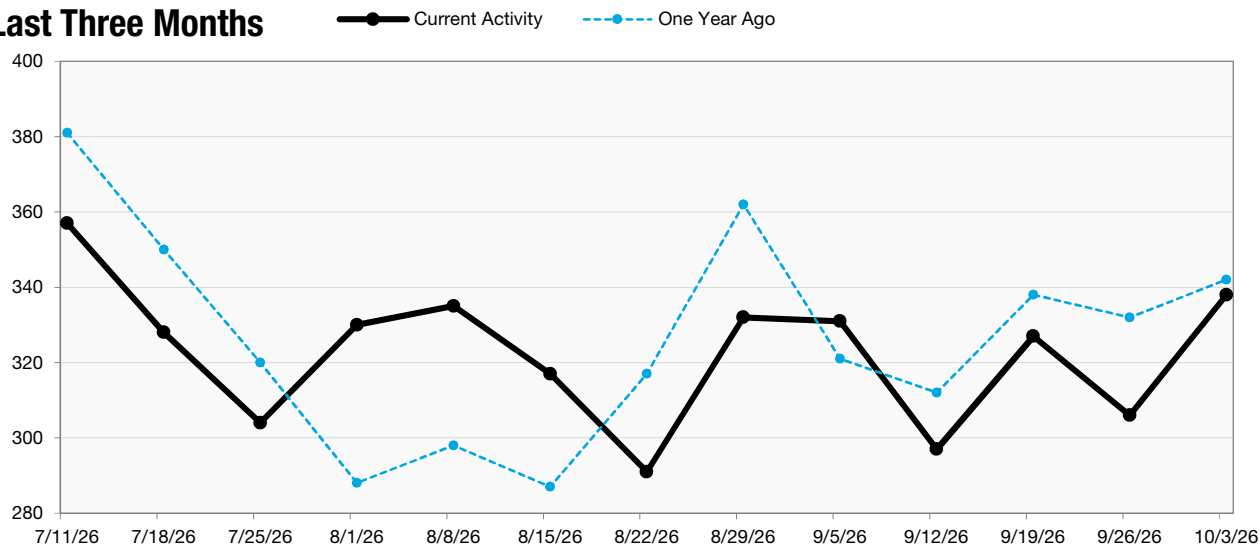


New Listings

A count of the properties that have been newly listed on the market in a given week.

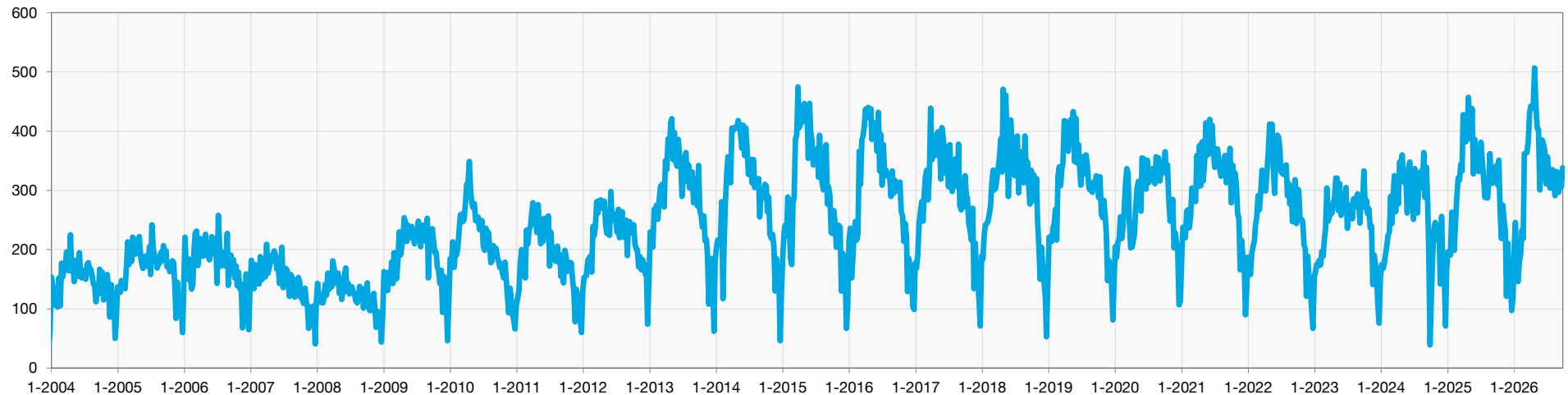


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/11/2026	357	381	- 6.3%
7/18/2026	328	350	- 6.3%
7/25/2026	304	320	- 5.0%
8/1/2026	330	288	+ 14.6%
8/8/2026	335	298	+ 12.4%
8/15/2026	317	287	+ 10.5%
8/22/2026	291	317	- 8.2%
8/29/2026	332	362	- 8.3%
9/5/2026	331	321	+ 3.1%
9/12/2026	297	312	- 4.8%
9/19/2026	327	338	- 3.3%
9/26/2026	306	332	- 7.8%
10/3/2026	338	342	- 1.2%
3-Month Total	4,193	4,248	- 1.3%

Historical New Listing Activity



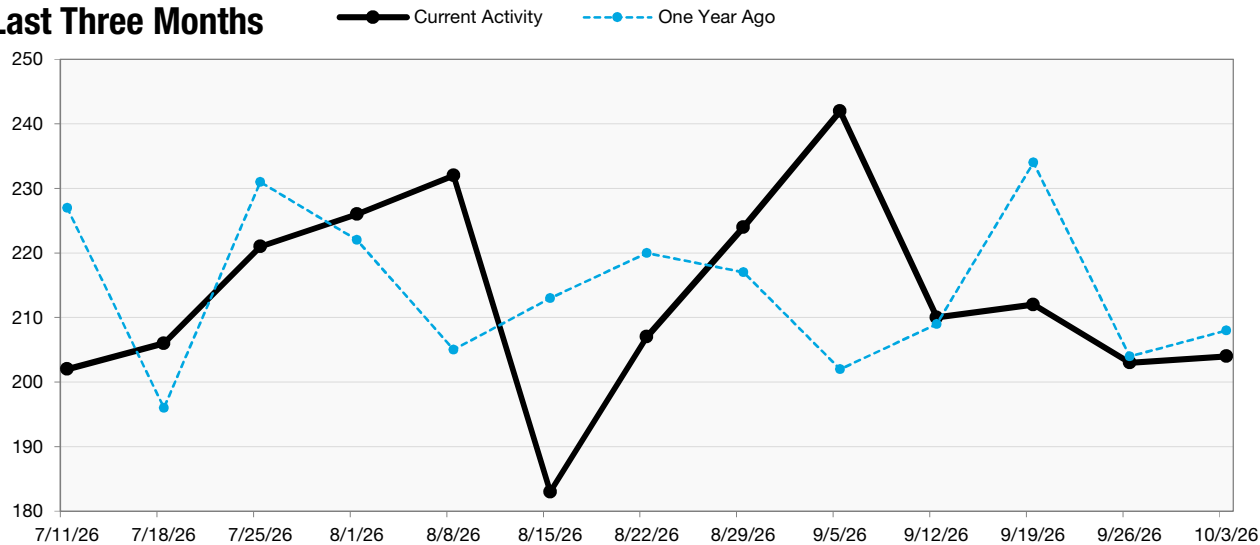
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Pending Sales

A count of the properties on which contracts have been accepted in a given week.
Pending contracts include "Under Contract-Show" and "Under Contract-No Show" statuses.

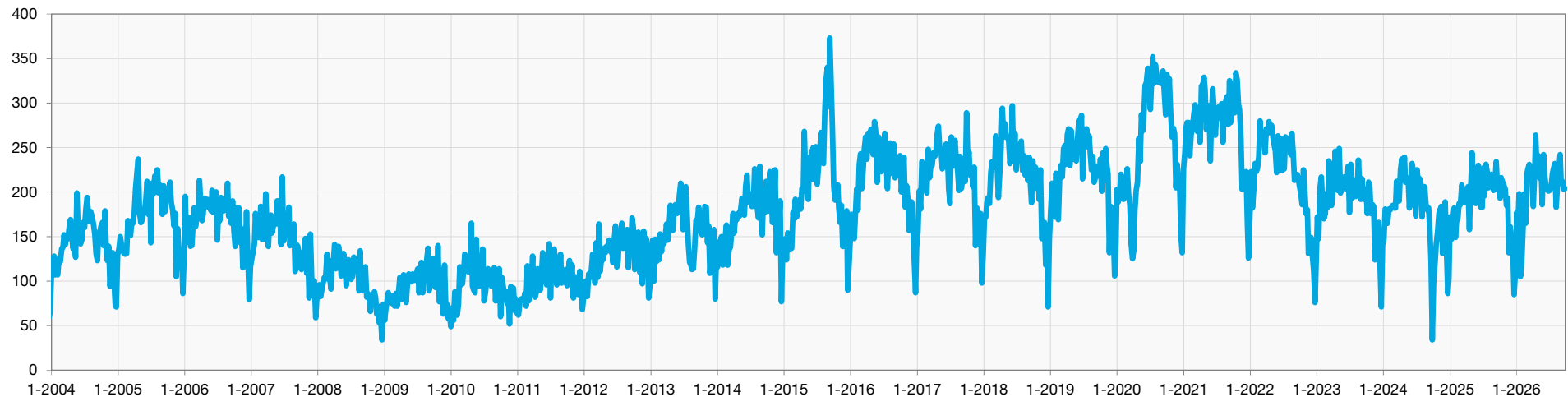


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/11/2026	202	227	- 11.0%
7/18/2026	206	196	+ 5.1%
7/25/2026	221	231	- 4.3%
8/1/2026	226	222	+ 1.8%
8/8/2026	232	205	+ 13.2%
8/15/2026	183	213	- 14.1%
8/22/2026	207	220	- 5.9%
8/29/2026	224	217	+ 3.2%
9/5/2026	242	202	+ 19.8%
9/12/2026	210	209	+ 0.5%
9/19/2026	212	234	- 9.4%
9/26/2026	203	204	- 0.5%
10/3/2026	204	208	- 1.9%
3-Month Total	2,772	2,788	- 0.6%

Historical Pending Sales Activity



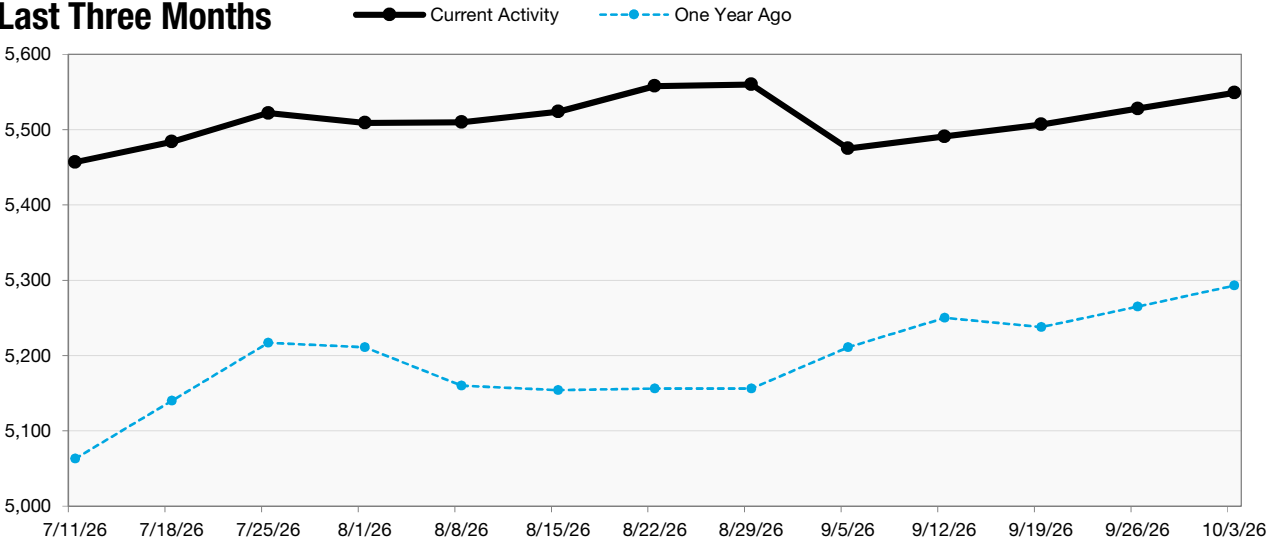
CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Pending Sales stats trend higher since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given week.

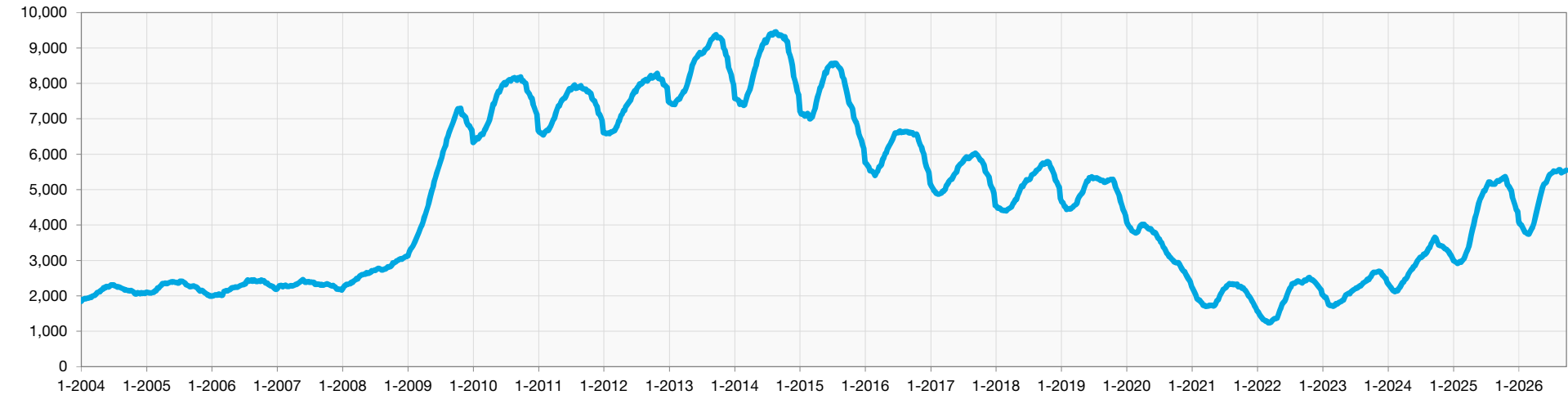


Last Three Months



For the Week Ending	Current Activity	One Year Ago	+ / -
7/11/2026	5,457	5,063	+ 7.8%
7/18/2026	5,484	5,140	+ 6.7%
7/25/2026	5,522	5,217	+ 5.8%
8/1/2026	5,509	5,211	+ 5.7%
8/8/2026	5,510	5,160	+ 6.8%
8/15/2026	5,524	5,154	+ 7.2%
8/22/2026	5,558	5,156	+ 7.8%
8/29/2026	5,560	5,156	+ 7.8%
9/5/2026	5,475	5,211	+ 5.1%
9/12/2026	5,491	5,250	+ 4.6%
9/19/2026	5,507	5,238	+ 5.1%
9/26/2026	5,528	5,265	+ 5.0%
10/3/2026	5,549	5,293	+ 4.8%
3-Month Avg	5,513	5,193	+ 6.2%

Historical Inventory Activity



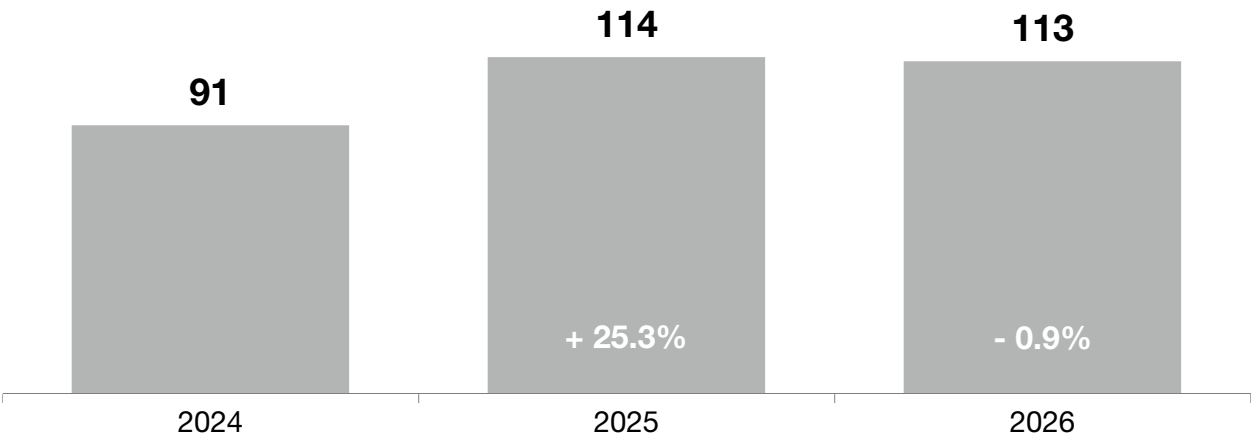
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List to Close

“List to Close” provides the total number of days specific to the MLS number from “Listing Date” to “Sold Date.”



September



Month	Current Activity	One Year Previous	+ / -
October 2025	112	106	+ 5.7%
November 2025	110	113	- 2.7%
December 2025	117	110	+ 6.4%
January 2026	141	119	+ 18.5%
February 2026	136	120	+ 13.3%
March 2026	132	118	+ 11.9%
April 2026	121	107	+ 13.1%
May 2026	111	99	+ 12.1%
June 2026	106	100	+ 6.0%
July 2026	110	100	+ 10.0%
August 2026	112	109	+ 2.8%
September 2026	113	114	- 0.9%
12-Month Avg	119	110	+ 8.2%

Historical List to Close



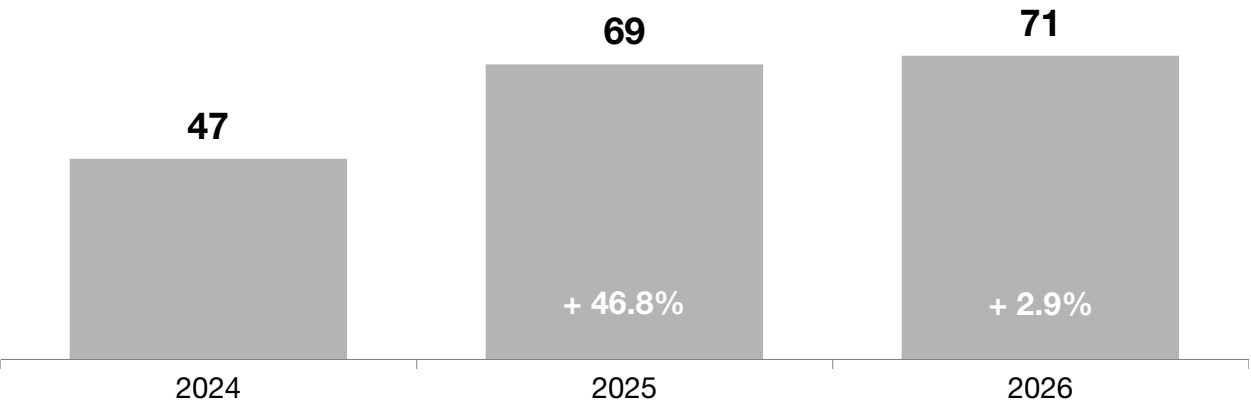
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Days on Market

Days on Market (DOM) tracks the days on market for a property specific to the MLS number. DOM accrues for "Active" and "Under Contract-Show" statuses. DOM does not include any days that the listing is in "Under Contract-No Show," "Temporarily off Market," "Closed/Sold," "Expired" and "Withdrawn" statuses.



September



Month	Current Activity	One Year Previous	+/-
October 2025	69	50	+ 38.0%
November 2025	69	60	+ 15.0%
December 2025	74	62	+ 19.4%
January 2026	91	67	+ 35.8%
February 2026	93	72	+ 29.2%
March 2026	90	70	+ 28.6%
April 2026	77	60	+ 28.3%
May 2026	71	53	+ 34.0%
June 2026	64	55	+ 16.4%
July 2026	67	58	+ 15.5%
August 2026	68	64	+ 6.3%
September 2026	71	69	+ 2.9%
12-Month Avg	74	61	+ 21.3%

Historical Days on Market



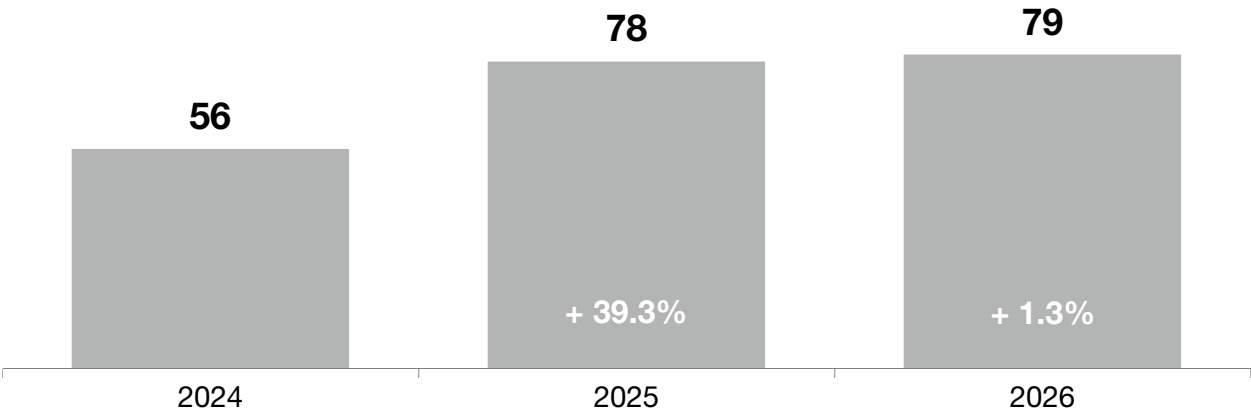
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Cumulative Days on Market

Cumulative Days on Market (CDOM) functions like Days on Market (DOM); except CDOM tracks the DOM for a property over multiple listings on the property. When a new listing is entered, the CDOM only resets to zero if the previous listing closed (sold) or if the previous listing has been off the market (expired or withdrawn) for more than 90 days.



September



Month	Current Activity	One Year Previous	+/-
October 2025	81	55	+ 47.3%
November 2025	82	65	+ 26.2%
December 2025	90	70	+ 28.6%
January 2026	104	75	+ 38.7%
February 2026	109	78	+ 39.7%
March 2026	109	80	+ 36.3%
April 2026	87	70	+ 24.3%
May 2026	85	61	+ 39.3%
June 2026	74	59	+ 25.4%
July 2026	77	67	+ 14.9%
August 2026	78	71	+ 9.9%
September 2026	79	78	+ 1.3%
12-Month Avg	86	69	+ 24.6%

Historical Cumulative Days on Market



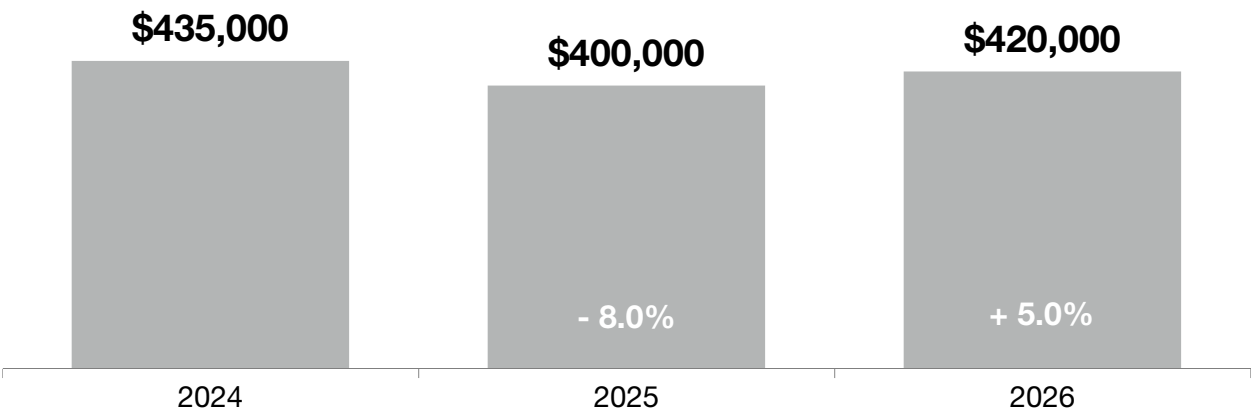
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Median Sales Price

Median price point for all closed sales, not accounting for seller concessions, in a given month.

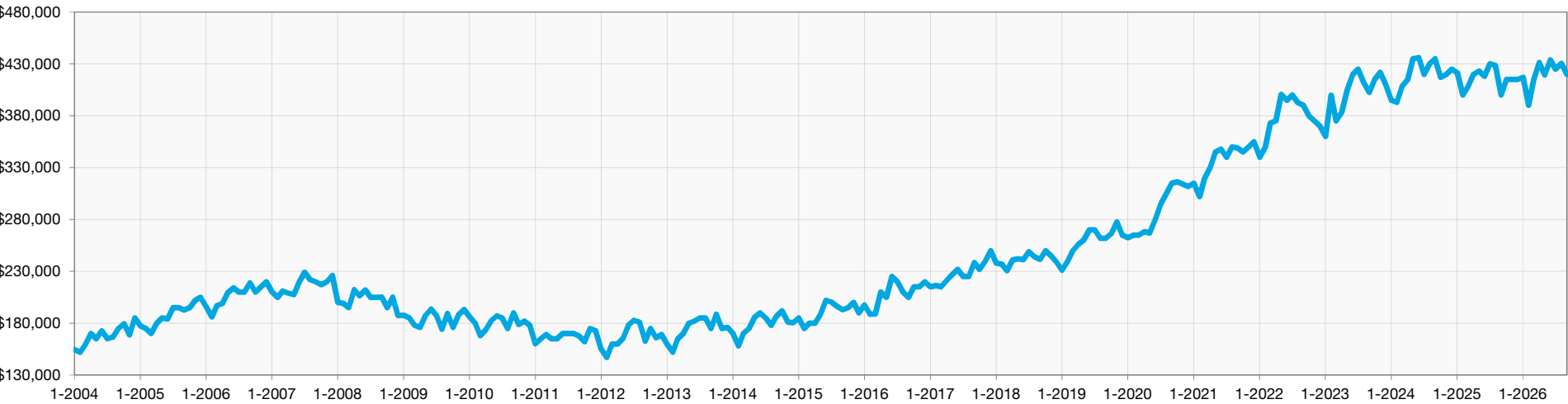


September



Month	Current Activity	One Year Previous	+ / -
October 2025	\$415,000	\$417,000	- 0.5%
November 2025	\$415,000	\$419,950	- 1.2%
December 2025	\$415,000	\$425,000	- 2.4%
January 2026	\$417,000	\$421,375	- 1.0%
February 2026	\$390,200	\$400,000	- 2.5%
March 2026	\$414,500	\$407,995	+ 1.6%
April 2026	\$431,250	\$420,000	+ 2.7%
May 2026	\$419,500	\$423,148	- 0.9%
June 2026	\$434,000	\$418,000	+ 3.8%
July 2026	\$425,000	\$429,950	- 1.2%
August 2026	\$430,500	\$428,490	+ 0.5%
September 2026	\$420,000	\$400,000	+ 5.0%
12-Month Avg	\$420,000	\$422,500	- 0.6%

Historical Median Sales Price



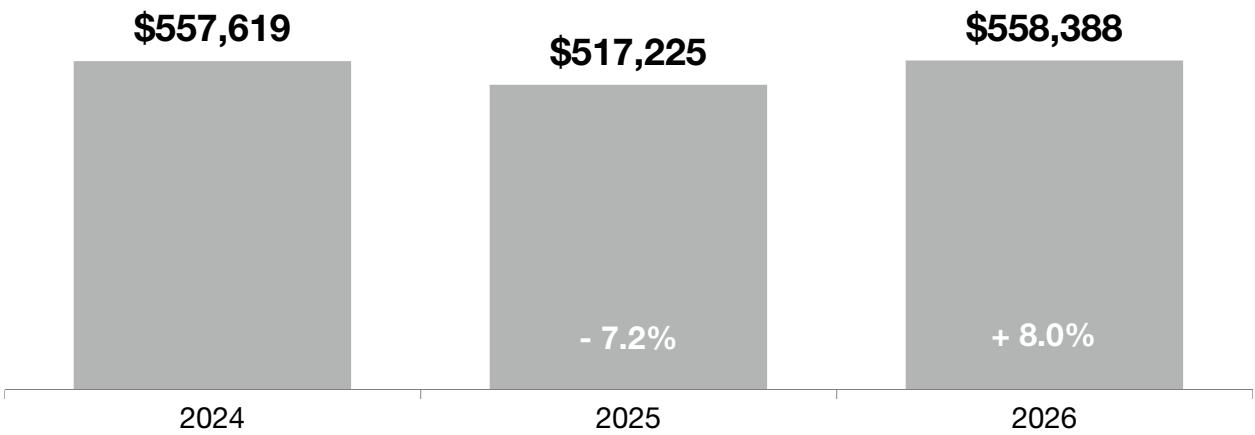
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Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

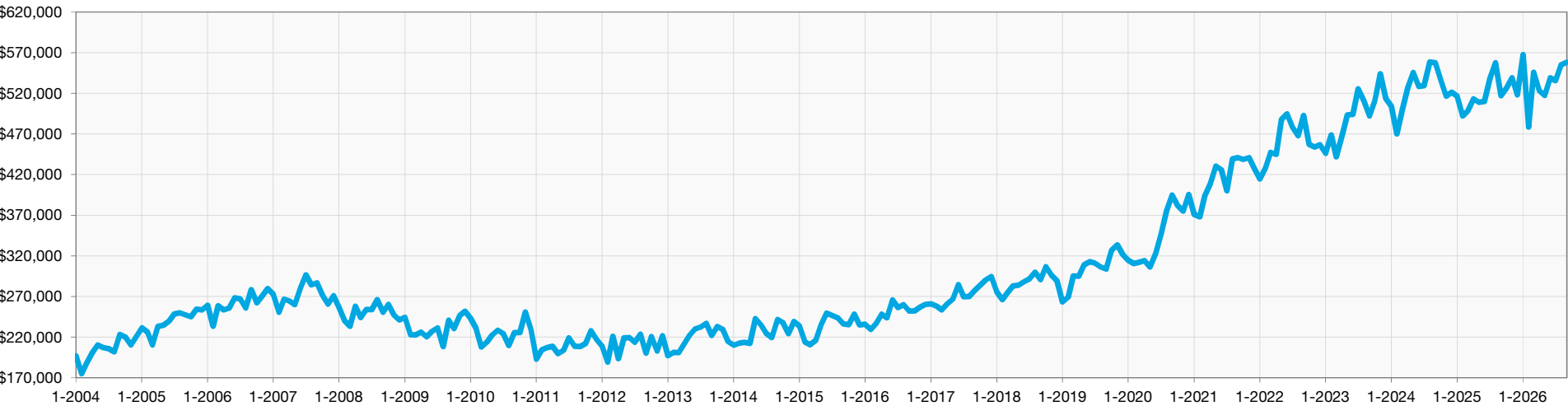


September



Month	Current Activity	One Year Previous	+ / -
October 2025	\$526,492	\$537,048	- 2.0%
November 2025	\$539,161	\$516,321	+ 4.4%
December 2025	\$518,177	\$521,346	- 0.6%
January 2026	\$567,631	\$516,621	+ 9.9%
February 2026	\$478,596	\$492,009	- 2.7%
March 2026	\$545,970	\$498,391	+ 9.5%
April 2026	\$523,717	\$513,064	+ 2.1%
May 2026	\$517,517	\$508,939	+ 1.7%
June 2026	\$539,124	\$509,855	+ 5.7%
July 2026	\$535,657	\$538,309	- 0.5%
August 2026	\$554,926	\$557,568	- 0.5%
September 2026	\$558,388	\$517,225	+ 8.0%
12-Month Avg	\$534,572	\$524,463	+ 1.9%

Historical Average Sales Price



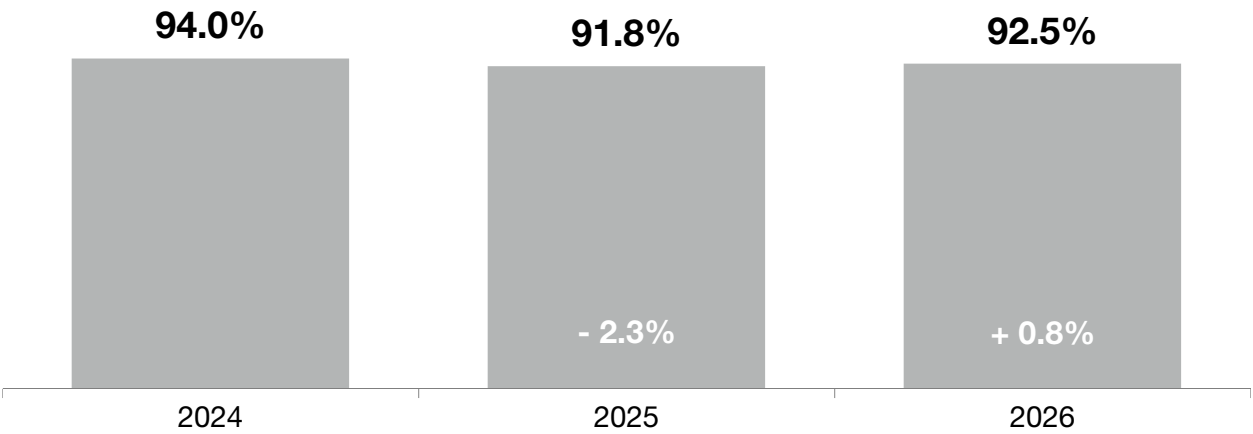
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Percent of Original List Price Received

Percentage found when dividing a property’s sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.



September



Month	Current Activity	One Year Previous	+ / -
October 2025	91.9%	94.4%	- 2.6%
November 2025	91.5%	93.4%	- 2.0%
December 2025	91.3%	93.4%	- 2.2%
January 2026	91.0%	93.9%	- 3.1%
February 2026	91.5%	92.9%	- 1.5%
March 2026	92.7%	94.5%	- 1.9%
April 2026	93.8%	95.2%	- 1.5%
May 2026	93.8%	95.1%	- 1.4%
June 2026	93.9%	94.3%	- 0.4%
July 2026	93.1%	93.1%	0.0%
August 2026	93.1%	92.7%	+ 0.4%
September 2026	92.5%	91.8%	+ 0.8%
12-Month Avg	92.6%	94.5%	- 2.0%

Historical Percent of Original List Price Received



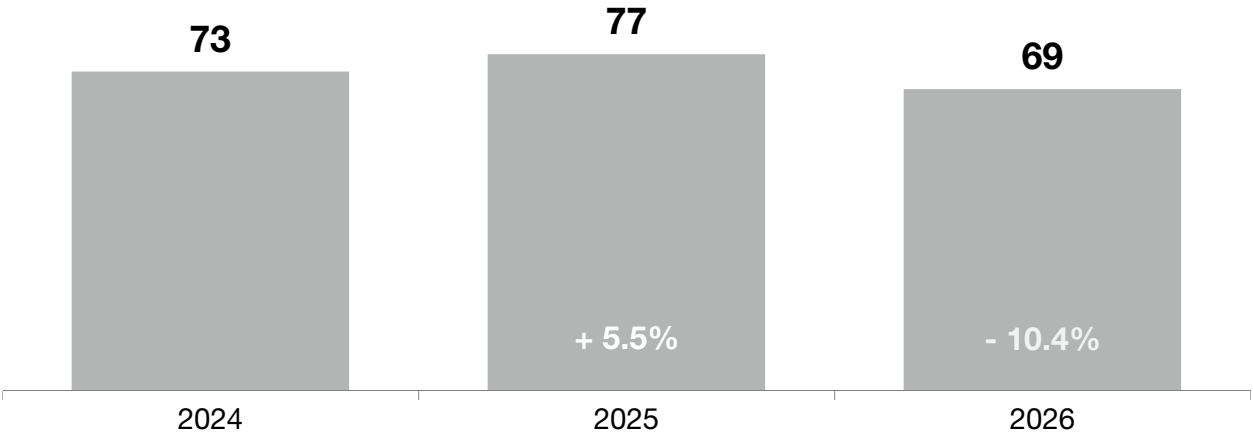
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Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income was 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. **A higher number means greater affordability.**

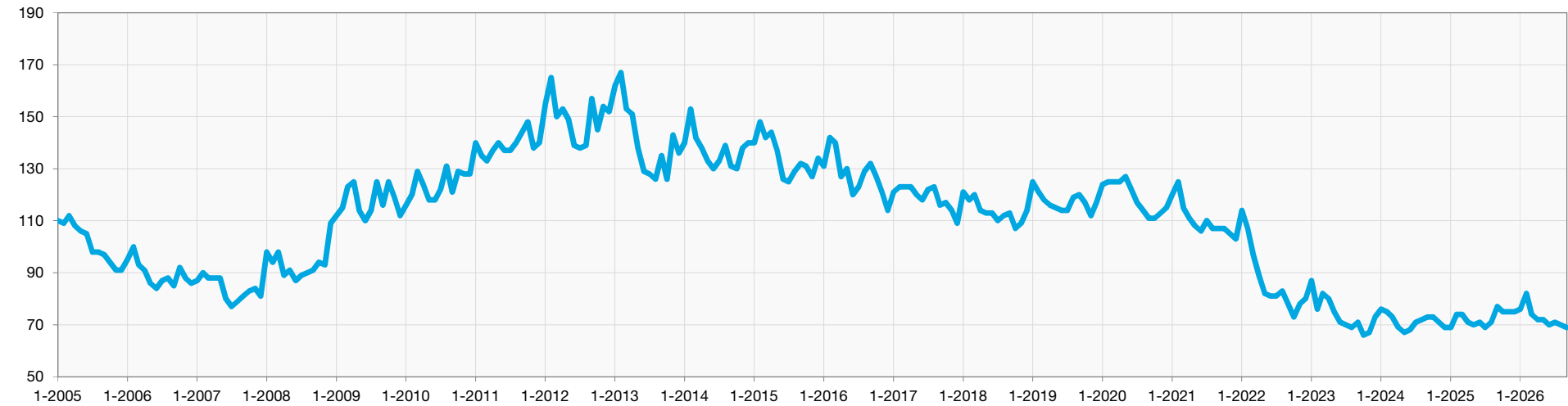


September



Month	Current Activity	One Year Previous	+ / -
October 2025	75	73	+ 2.7%
November 2025	75	71	+ 5.6%
December 2025	75	69	+ 8.7%
January 2026	76	69	+ 10.1%
February 2026	82	74	+ 10.8%
March 2026	74	74	0.0%
April 2026	72	71	+ 1.4%
May 2026	72	70	+ 2.9%
June 2026	70	71	- 1.4%
July 2026	71	69	+ 2.9%
August 2026	70	71	- 1.4%
September 2026	69	77	- 10.4%
12-Month Avg	73	72	+ 2.6%

Historical Housing Affordability Index



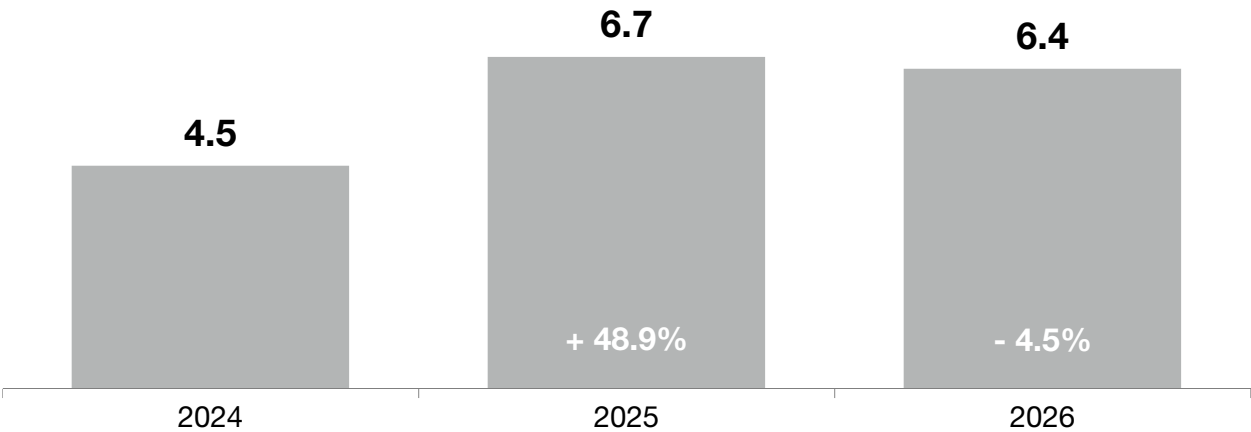
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Months Supply of Homes for Sale

The months supply of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

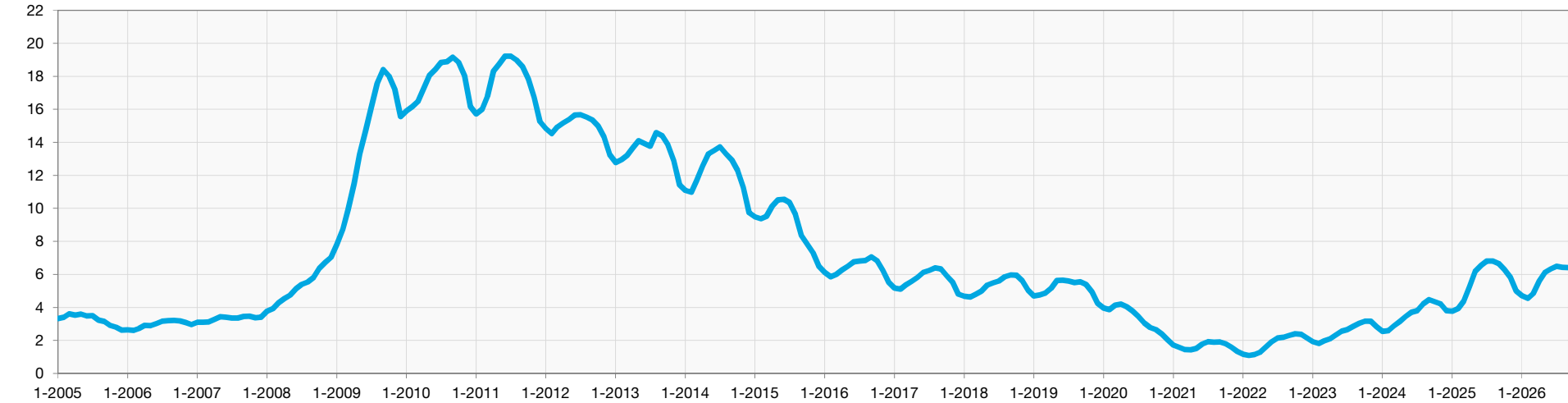


September



Month	Current Activity	One Year Previous	+ / -
October 2025	6.3	4.3	+ 46.5%
November 2025	5.8	4.2	+ 38.1%
December 2025	5.0	3.8	+ 31.6%
January 2026	4.7	3.8	+ 23.7%
February 2026	4.6	3.9	+ 17.9%
March 2026	4.8	4.4	+ 9.1%
April 2026	5.6	5.3	+ 5.7%
May 2026	6.1	6.2	- 1.6%
June 2026	6.3	6.6	- 4.5%
July 2026	6.5	6.8	- 4.4%
August 2026	6.4	6.8	- 5.9%
September 2026	6.4	6.7	- 4.5%
12-Month Avg	5.7	4.3	+ 32.6%

Historical Months Supply of Inventory



CanopyMLS, Inc. did not include "showable" under contract listings in the Pending Sales stats before July 2012. Listing agents report listings as Under Contract-Show earlier in the transaction. As a result, Months Supply of Homes for Sale stats trend lower since July 2012. | Data is refreshed regularly to capture changes in market activity so figures shown may be different than previously reported.